BOX #14

G#31365-2

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181843 **DEEDWARR**
01/09/2019 09:22:26 AM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20190109-0002220

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$357,500.00.**

Rahul Reddy Singireddy .
Affiant

Subscribed and sworn to before me, this the 7th day of January, 2019.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rahul Reddy Singireddy and Sirisha Bodepudi	**U.S. Bank National Association**	**141 05 0 A 038 00 CO**
917 Holgate Court	**P. O. Box 20005**	
Nashville, TN 37221	**Owensboro, KY 42304-0005**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paula Stuart and Gregory Stuart, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rahul Reddy Singireddy and Sirisha Bodepudi, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Final Plat of Avondale Park, Phase 1, Section 1A, a Planned Unit Development, as of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Paula Stuart and Gregory Stuart, wife and husband, by Special Warranty Deed dated March 29th, 2012, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, of record in Instrument No. 20120330-0026936 and Affidavit of Scrivener's Error of record in Instrument No. 20121115-0105384, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20080226-0018937, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions and By-Laws of Avondale Park, of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, and in Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee;

3) Charter of Avondale Park Homeowners Association, Inc., of record in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee;

4) Declaration of Restrictive Covenants, of record in Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee;

5) Deed to USA of record in Book 4118, Page 694, Register's Office for Davidson County, Tennessee;

6) Easement to TVA of record in Book 4228, Page 635, and in Book 4273, Page 280, Register's Office for Davidson County, Tennessee;

7) Agreement for Dedication of Public Utilities Easements, of record in Instrument No. 20040204-0013639, in Instrument No. 20040204-0013640, in Instrument No. 20040204-0013641, in Instrument No. 20080701-0067906, and in Instrument No. 20110512-0036442, Register's Office for Davidson County, Tennessee;

8) Access Easement Agreement of record in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee;

9) Grant of Transmission Line Easement, of record in Instrument No. 20060110-0003857, said Register's Office;

10) Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20071002-0117293, said Register's Office;

11) Agreement for Dedication of Ingress/Egress Easement, of record in Instrument No. 20080701-0067905, Register's Office for Davidson County, Tennessee;

12) Agreement for Dedication of Easement for Water Line, of record in Instrument No. 20080818-0084836, said Register's Office;

13) Permanent Easement Agreement, of record in Instrument No. 20090707-0063325, said Register's Office;

14) Easement of record in Book 5738, Page 819, and Partial Abandonment of Easement of record in Instrument No. 20080826-0087638, said Register's Office;

15) Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, said Register's Office;

16) Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, said Register's Office;

17) Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee;

18) Easement for sewer lines granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee;

19) Easement for water main across the Dower Tract, a part of the property from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see Deed of record in Book 840, Page 540, said Register's Office);

20) Contract between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362, Assignment of Contract between Joe M. Rogers and Buck Allison Incorporated, of record in Book 5902, Page 469, and Assignment of Contract of record in Instrument No. 20041207-0145663, Register's Office for Davidson County, Tennessee;

21) Storm Water Detention Agreement of record in Instrument No. 20060512-0055867, said Register's Office;

22) All matters shown on the Deed of record in Instrument No. 20120112-0003463, said Register's Office;

23) Dedication of Common Area to Avondale Park Owners Association, Inc., of record in Instrument No. 20170130-0009317, said Register's Office; and,

24) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **917 Holgate Court, Nashville, TN 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th** day of **January, 2019.**

Paula Stuart

Gregory Stuart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paula Stuart and Gregory Stuart, wife and husband,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **January, 2019.**

My Commission Expires: 11/8/24

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY